011.A	0004	0013.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	603,200	/	603,200
USE VALUE:	603,200	/	603,200
ASSESSED:	603,200	/	603,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		SWAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GILLEN MICHAEL P
Owner 2:	HAY JENNIFER K
Owner 3:	
Street 1:	1299 MASSACHUSETTS AVE
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	O`NEILL PATRICIA -
Owner 2:	-
Street 1:	477 WASHINGTON ST
Twn/City:	GLOUCESTER
St/Prov:	MA Cntry:
Postal:	01930

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1890, having primarily Vinyl Exterior and 3156 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	600,600	2,600		603,200
Total Card	0.000	600,600	2,600		603,200
Total Parcel	0.000	600,600	2,600		603,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 191.13 | /Parcel: 191.1

Legal Description

User Acct	318171
GIS Ref	
GIS Ref	
Insp Date	07/26/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 011.A-0004-0013.0

!16297!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	589,100	2600	.		591,700	591,700	Year End Roll	12/18/2019
2019	102	FV	566,100	2600	.		568,700	568,700	Year End Roll	1/3/2019
2018	102	FV	510,800	2600	.		513,400	513,400	Year End Roll	12/20/2017

PRINT

Date	Time
12/11/20	05:54:52

LAST REV

Date	Time
12/03/20	13:55:22

danam

PAT ACCT. 16297

USER DEFINED

Prior Id # 1:	8814
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O`NEILL PATRICI	74318-32	2	3/20/2020		742,000	No	No		
O NEILL PATRICK	68581-595		12/13/2016	Convenience	1	No	No		Master Deed 68581:545

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2020	1300	Insulate	10,000	C				
8/25/2020	971	New Wind	9,160	C				
6/16/2020	640	Inter Fi	50,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2020	SQ Returned	JO	Jenny O
7/26/2018	Measured	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8279																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.
Sty Ht:	2T - 2 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30.6	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.69011408
Const Adj.:	1.00669992
Adj $ / SQ:	170.211
Other Features:	35000
Grade Factor:	1.21
NBHD Inf:	1.25000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	865430
Depreciation:	264822
Depreciated Total:	600609

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 5			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	257.44
Special Features:	0	Val/Su Net:	190.30
Final Total:	600600	Val/Su SzAd	190.30

SKETCH

UnSketched SubAreas:
GLA: 3156,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	3,156	170.210	537,185

Net Sketched Area:	3,156			Total:	537,185
Size Ad	3156	Gross Are	3156	FinArea	3156

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 011.A-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	6X20	A	AV	1925	35.83	T	40	102			2,600			2,600

More:	N	Total Yard Items:	2,600	Total Special Featues:	Total: 2,600

IMAGE

AssessPro Patriot Properties, Inc